

Harrington Park
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
Wednesday, March 27, 2019 @ 7:00PM

Chairman McLaughlin called the meeting to order at 7:05PM.

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH		X
(JP) John POWERS	X	
(JC) Jin CHO		X
(SL) Steve LOTT		X
(SM) Stephen MARTINEZ		X
(TC) Todd CANNAO	X	
(RB) Robert BUDINICH (alternate a)		X
(GZ) Gail ZACCARO (alternate b)	X	

Also present: (JS) John Schettino, Board Attorney
 (CL) Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

February 27, 2019 minutes

Approval of February 27, 2019 minutes	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

INVOICES FOR APPROVAL

North Jersey Media Group	Advertising Feb 2019	\$ 77.00
Law Office of John L. Schettino	Attendance at meeting	\$ 150.00
Law Office of John L. Schettino – Escrow	160 Bogerts Mill Road	\$ 250.00
Law Office of John L. Schettino - Escrow	32 Deal Street	\$ 250.00
	TOTAL	\$ 727.00

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Approval of invoices listed	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

RESOLUTIONS

1. 63 First Street – 2nd floor addition – Wojciech Bednarz

Approval of the resolution for 63 First Street – modified plan 2nd floor addition application	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

2. 76 Kline Street – Expand and existing front and rear addition – William Falkenstern

Approval of the resolution for 76 Kline Street – expand front and rear addition	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

HEARINGS

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1. 282 Parkway – build a porch in the front – Stephen Janson

Mr. Janson was still under oath. Mr. Janson painted the area of the change. RM asked if the Board had any questions. There were none. There were no members from the public for the hearing.

Approval of the 282 Parkway application – porch in the front	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

RM noted that there is 45 days from date of publication to start the work. Mr. Janson acknowledged he knew the requirements from a previous hearing.

2. 102 Tappan Road - build an addition and deck – Todd Russell

Mr. Russell was still under oath. RM asked if there was anything to add from the last meeting. Mr. Russell had nothing to add. The Board members had no additional questions. There are no members of the public for the hearing.

Approval of 102 Tappan application – addition and deck	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
John POWERS	X		X			
Jin CHO						X
Steve LOTT						X
Stephen MARTINEZ						X
Todd CANNAO			X			
Robert BUDINICH (alternate a)						X
Gail ZACCARO (alternate b)		X	X			

RM said that the application was approved. A written resolution will be prepared between now and the next meeting. Once it is adopted, it will be published in the newspaper. Anyone who disagrees with this decision can file suit within 45 days of the publication to overturn the Board's decision. Mr. Russell asked if he were to do work before the appeal period he may have to undo the work. The Board said yes. Mr. Russell said he understood.

3. 43 Tappan Road – expand driveway for a turnaround – HJ Han

TC recused himself from the hearing. RM noted that there were fewer members this evening than last month and gave Mr. Han the option to defer the hearing to next month with the expectation of more members attending the meeting. Mr. Han said that he would wait for the next meeting.

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JS asked CL to remind members who would like to participate in the 43 Tappan Rd application, should listen to the tape from the previous meeting.

MEETING OPEN/CLOSE TO THE PUBLIC

No one from the public attended the meeting.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

ADJOURN

Motion: JP

Second: GZ

All in favor said "Aye".

TIME: 7:12PM

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Wednesday, April 24, 2019 at 7pm